



Howard County Council

George Howard Building
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COUNCILMEMBERS

Calvin Ball, Chairperson
District 2
Jon Weinstein, Vice Chairperson
District 1
Jennifer Terrasa
District 3
Mary Kay Sigaty
District 4
Greg Fox
District 5

Legislative Work Session

Tuesday, October 11, 2016

Banneker Room

8:30 a.m.

Minutes (approved)

The Chairperson opened the work session at 8:39 a.m.

Members Present: Calvin Ball, Chairperson; Jon Weinstein, Vice Chairperson; Greg Fox; Mary Kay Sigaty; Jen Terrasa.

Staff Present: Jessica Feldmark, Council Administrator; Craig Glendenning, County Auditor; Gary Kuc, County Solicitor

Commercial Parking Concerns – Carl DeLorenzo provided an overview of the Administration's discussions with the group of commercial developers who submitted a letter of opposition to the TIF. Cathy Ward explained the position of the group and answered questions from the Council. Keenan Rice, Val Lazdins, Alan Cason, and Greg Fitchitt answered additional questions from the Council.

Council Members requested the following additional information:

- A map and table showing all proposed parking garages in Downtown Columbia indicating how each would be financed
- Clarification on who will manage the special revenue fund for the operation of the parking garage

But-for Test – Carl DeLorenzo explained that, following the discussion at the previous work session, HHC has offered to brief Council members on the pro forma which allows for a more detailed discussion of the but-for test. Keenan Rice discussed the process for the but-for test and answered questions from the Council. David Costello and Carl Nelson also answered questions from the Council.

Council Members requested the following additional information:

- Back up on how MuniCap arrived at 6.53% as a market rate of return
- MuniCap's list of potential risks to the County
- Number of TIFs that have been approved in the City of Baltimore
- List of TIFs in Maryland and how they were used

Look-back Provisions – Carl DeLorenzo referred to the redacted Annapolis Junction Profit Sharing Agreement which he had emailed to the Council. Alan Cason and Keenan Rice joined him in answering questions from the Council.

Council Members requested the following additional information:

- Clarification on whether an unredacted version of the Annapolis Junction Profit Sharing Agreement can be shared with the Council and whether it can be made public

Funding for New School – Carl DeLorenzo, Alan Cason, and Keenan Rice answered questions from the Council.

Council Members requested the following additional information:

- Clarification on how the “set-aside” for the school could be amended
- Clarification on the basis for the \$30M cost estimate for a new elementary school
- Clarification of the deadline for the school system to request a new school site Downtown if necessary

Pending Questions

Council Members requested the following additional information:

- Clarification of exactly what needs to occur before ownership of Merriweather is turned over to the Downtown Columbia Arts and Culture Commission
- A copy of the parking easement documents regarding the remaining parking spaces that comprise the permanent parking solution for Merriweather
- Clarification of where it is specified that any cost overruns on TIF improvements would be the responsibility of the developer

The meeting was adjourned at 1:03 p.m.